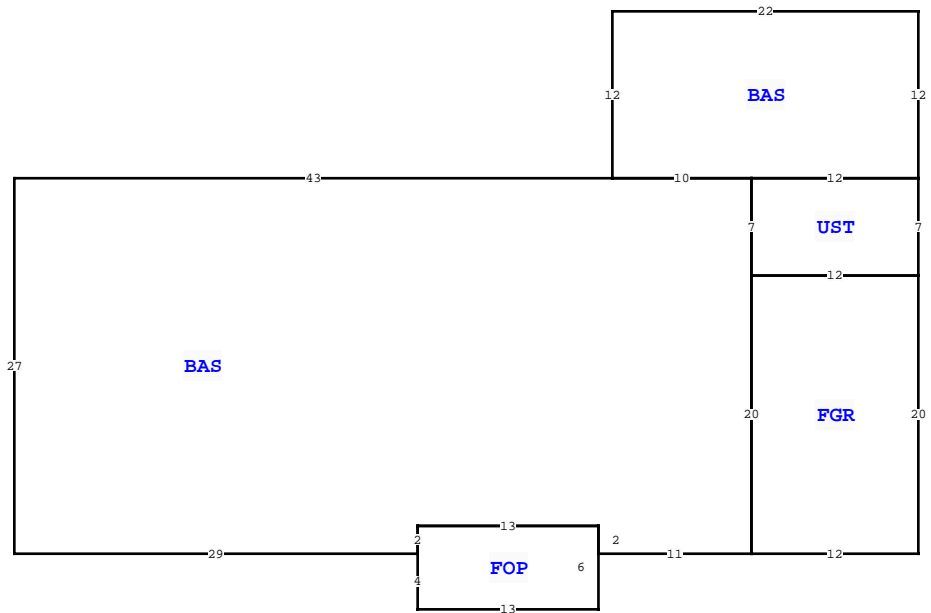


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	31317.010 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,862	110.8800	124.19	231,242	1960	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1669 HX Base Yr 2026													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	26,229
BAS	1,405	100		1,405	139,590
FGR	240	55		132	13,114
FOP	78	30		23	2,285
UST	84	45		38	3,775
TOTALS	2,071			1,862	184,994

536 NW SHELBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		184,994	
TOTAL MARKET OB/XF VALUE		1,600	
TOTAL LAND VALUE - MARKET		18,528	
TOTAL MARKET VALUE		205,122	
SOH/AGL Deduction		0	
ASSESSED VALUE		205,122	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		153,711	
TOTAL JUST VALUE		205,122	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/594	12/11/2025	WD	U	I	12	165,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CORTINAS ALBERTO GA						
1533/1210	1/27/2025	WD	U	I	11	100
GRANTOR: LOANDEPOT.COM, LLC						
GRANTEE: SECRETARY OF HOUSIN						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0120

BUILDING NOTES	
BAS= W43 S27 E29 FOP= S4 E13N6 W13 S2\$ N2 E13 S2 E11 FGR= E12 N20 W12 S20\$ N20 UST= E12 N7 W12 S7\$ N7 BAS= E12 N12 W22 S12 E10\$ W10\$.	

BUILDING DIMENSIONS	
BAS= W43 S27 E29 FOP= S4 E13N6 W13 S2\$ N2 E13 S2 E11 FGR= E12 N20 W12 S20\$ N20 UST= E12 N7 W12 S7\$ N7 BAS= E12 N12 W22 S12 E10\$ W10\$.	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE	4	0	100	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-3	0.00	0.00	14,822.17	SF		1.00	1.00	1.00	1.25	1.25	18,528							